

RE: REZONING REFERENCE NO. 85/89
7200 BLK ROYAL OAK, 7241 BARRIE, 5200 BLK VICTORY

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER DATE: 1989 DECEMBER 12
FROM: DIRECTOR PLANNING & BUILDING INSPECTION FILE: RZ #85/89
SUBJECT: REZONING REFERENCE #85/89
7208, 7226, 7242 ROYAL OAK AVENUE, 7241 BARRIE AVENUE,
5244, 5254 AND 5264 VICTORY STREET
PCL. 1 (REF. PL. 753), LOT C, D.L. 98, PLAN 2127; PCL. 2 (REF. PL. 754), LOT C, D.L. 98, PLAN 2127; PCL. 4 (EX. PL. 801), LOT D, D.L. 98, PLAN 2127; PCL. 3 (REF. PL. 812 "A"), LOT D, D.L. 98, PLAN 2127; LOT 121, D.L. 98, PLAN 68417; LOT 122, D.L. 98, PLAN 68417; LOT 1, D.L. 98, PLAN 4688 (REFER ATTACHED SKETCHES #1 AND #2)

FROM: R5 RESIDENTIAL DISTRICT AND R9 RESIDENTIAL DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)

PURPOSE: TO SEEK COUNCIL AUTHORIZATION TO FORWARD THIS APPLICATION TO A PUBLIC HEARING ON 1990 JANUARY 23.

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RECOMMENDATIONS:

1. THAT the introduction of a Highway Exchange Bylaw, be authorized according to the terms outlined in Section 3.4 of this report, contingent upon the granting by Council of First and Second readings of the subject Rezoning Bylaw.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1990 January 08 and to a Public Hearing on 1990 January 23 at 7:30 p.m.
3. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development. 156

d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the bylaw. In the event that existing improvements on the site are vacant and considered to be hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.

e) The consolidation of the net project site into one legal parcel.

f) The granting of any necessary easements.

g) The dedication of any rights-of-way deemed requisite.

h) The undergrounding of existing overhead wiring abutting the site.

i) The provision of a public pedestrian walkway easement from Victory Street to McPherson Park and the construction of a concrete walk and lighting to the approval of the Director Engineering.

j) The retention of as many existing mature trees as possible on the site.

k) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.

l) Compliance with the Council adopted sound criteria.

m) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.

n) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed bylaw is to permit the construction of a three storey apartment building.

2.0 BACKGROUND

Council on 1989 November 14 received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report will be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The subject development is being rezoned

From: R5 Residential District and R9 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density (See attached Sketches #1 and #2)

3.2 Servicing Requirements:

The director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to, the following:

The completion of adjacent portions of Victory Street and Royal Oak Avenue and a pedestrian walkway along the east side of the site.

3.3 Relationship to the Royal Oak Development Plan:

This site falls within the Royal Oak Development Plan area and the use of the lot assembly pattern conforms to that called for in the plans (see attached Sketch #2).

3.4 Road Exchange:

The site includes a small portion of the Barrie Avenue right-of-way which is to be partially closed to provide a rationalized lot assembly pattern. A Highway Exchange Bylaw to achieve a corner truncation at Royal Oak Avenue and Victory Street and the closure of a portion of the Barrie Avenue right-of-way would be utilized. The excess land area will be sold to the developer.

3.5 Dedications:

Any necessary road dedications are to be provided.

3.6 Easements:

Any necessary services easements are to be provided in addition to the 4.5 m walkway easement along the east property line.

3.7 Development Cost Charges:

Neighbourhood Parkland Acquisition charges at the rate for three storey apartments will be applicable to this site.

3.8 Condominium Guidelines:

The drawings submitted reflect the condominium guidelines standards for unit sizes.

3.9 Sound Study:

The Health Department has indicated a need for a noise study on this site due to the presence of Royal Oak Avenue.

3.10 Recycling Provisions:

Space is to be provided for the storage of materials for recycling. A letter of commitment to implement a recycling program will be requested.

3.11 Underground Wiring:

The developer will be requested to remove or contribute towards the cost of the future removal of overhead lines on Royal Oak and Victory Streets.

3.12 Tree Preservation:

There are five mature coniferous trees around the perimeter of the site that are to be retained.

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3.13 Rezoning Consent:

The initial rezoning report noted that a consent form from one of the owners had not been submitted. This consent is now in place.

4.0 DEVELOPMENT PROPOSAL:

4.1 Preliminary Net site Area: 3,241 m² (34,890 sq. ft.)

Site Coverage: 36% approximately

4.2 Floor Area Provided: 3,565 m² (38,379 sq. ft.)

Floor Area Ratio 3565 = 1.10
~~3241~~

NOTE: Final building area to be based upon the permitted density applied to the area determined by the final survey consolidation plan.

Height: Three occupied stories

4.3 Unit Mix:

- 1 bedroom units - 1 @ 83.6 m² (900 sq. ft.)
- 2 bedroom units - 32 ranging in size from 97 to 99 m² (1,043 to 1,061 sq. ft.)

TOTAL UNITS: 33

Unit Density: 42 units/acre

4.4 Parking Ratio:

Required: 1.5 x 33 m = 50 spaces
Provided: 60 spaces (all underground)

4.5 Communal Facilities:

There are no communal facilities in this building.

4.6 Exterior Materials and Finish:

The materials proposed include: duroid shingles, acrylic stucco aluminum windows with wood trim boards, aluminum pipe rails. Bay windows are proposed.

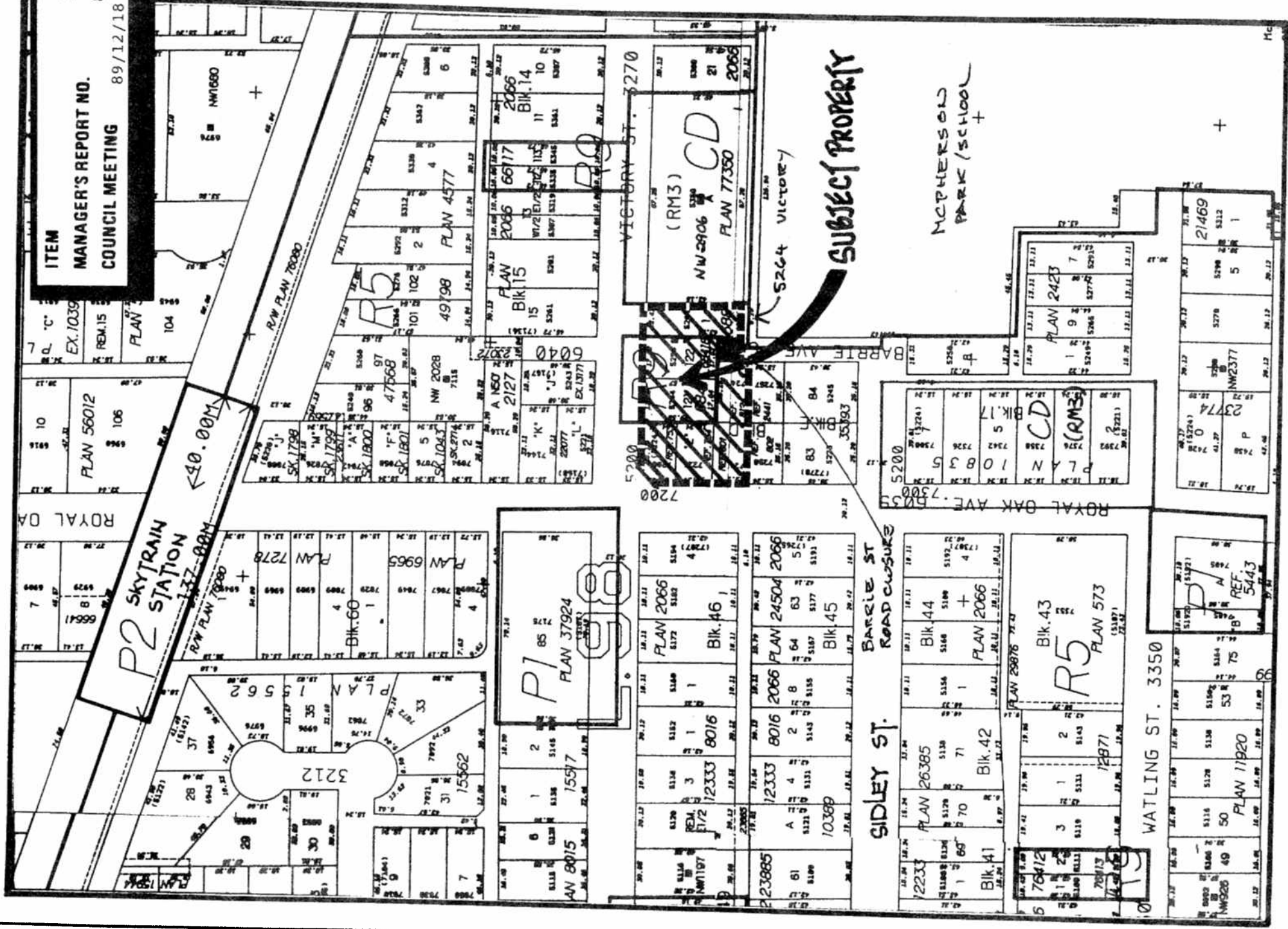
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Attachments

cc: Parks and Recreation Department
Municipal Clerk

A. L. Parr
A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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 COUNCIL MEETING 89/12/18



Date: 1989 NOVEMBER
 Scale: 1:2000
 Drawn By: J.P.C.

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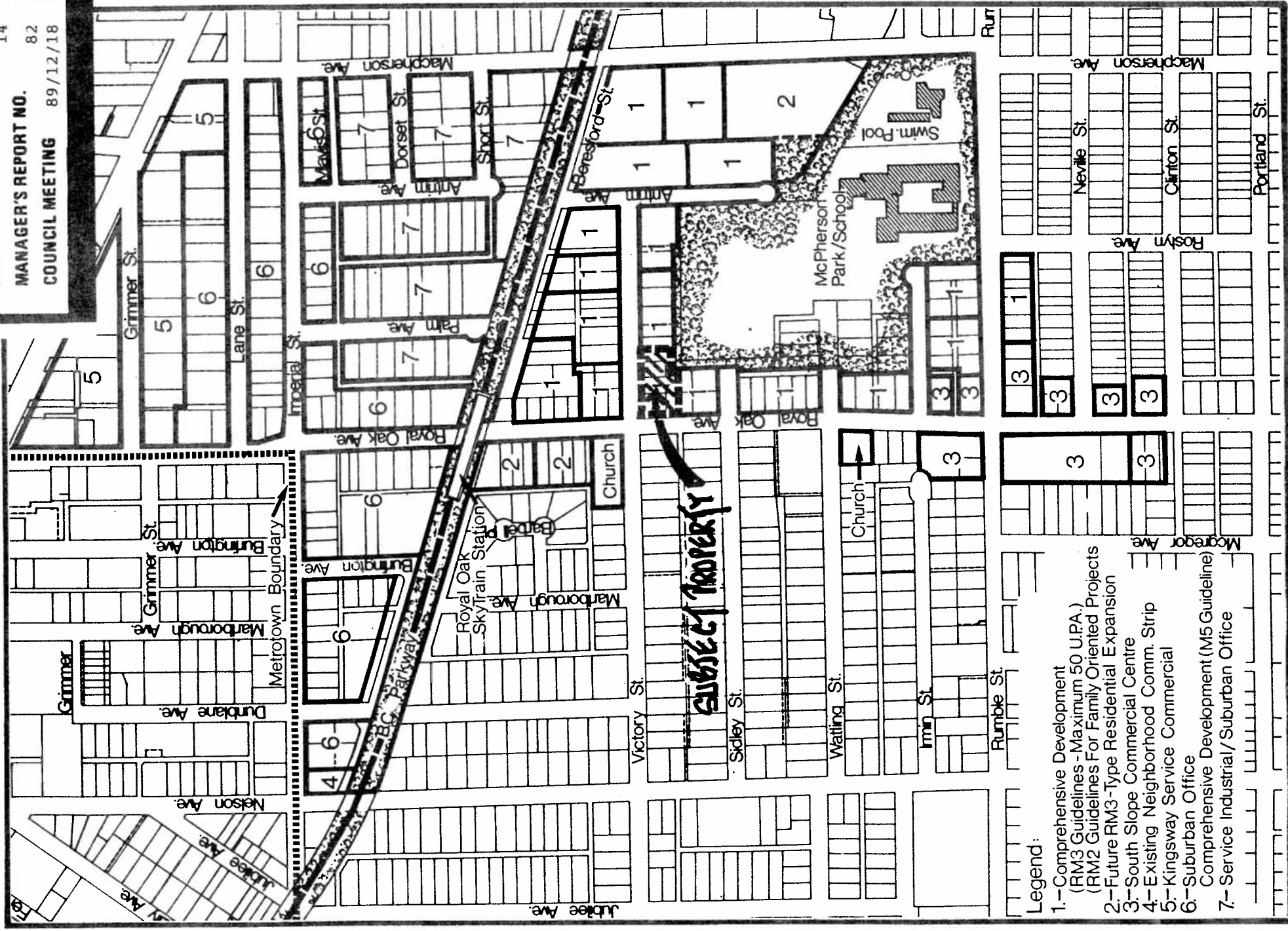
SKETCH 1

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- Legend:
- 1.- Comprehensive Development (RM3 Guidelines - Maximum 50 U.P.A.) (RM2 Guidelines For Family Oriented Projects)
 - 2.- Future RM3 - Type Residential Expansion
 - 3.- South Slope Commercial Centre
 - 4.- Existing Neighborhood Comm. Strip
 - 5.- Kingsway Service Commercial
 - 6.- Suburban Office Comprehensive Development (M5 Guideline)
 - 7.- Service Industrial/ Suburban Office



City of
BURNABY
Planning &
Building Inspection
Department

REZONING # 85/89

Date:	1989 NOVEMBER
Scale:	N.T.S.
Drawn By:	J.P.C.

SKETCH 2